

Saskatchewan's still in a brisk market to start the year with a 69% sales-to-new listings ratio and sales for the month were only slightly bested by January 2025. The average price continues to trend higher, up 5.8% yearly. Saskatchewan's months of inventory remained flat at 3.1 months.

In Saskatoon, January sales continued to increase (+2.7%) along with the average price (+4.7%). Although Regina sales increased by almost 5%, the yearly average price was flat. In the early part of the year, both cities continue to indicate strong sellers' markets with sales-to-new listings ratio over 70%.

Overall, the monthly unemployment rate decreased to 5.3%. The largest employment declines for the month occurred in Educational Services (-1,300), Transportation and Warehousing (-700), and Trade (-600). The largest improvements were in Health Care and Social Assistance (+2,600), Information, Culture and Recreation (+1,900), and Manufacturing (+1,500). Full-time employment increased by 2,200 jobs, while part-time employment increased by 4,000 jobs. The overall employment increased by 6,100 jobs.

Saskatchewan Sales-to-Listing Ratio & Average Home Price Trend



Number of Residential Sales

1,303

(-2.5% YOY)



Average Home Price

\$354,458

(+5.8% YOY)



Sales-to-Listing Ratio

69%

(-2 points YoY)



Unemployment

5.3%¹

(-1.1 points MoM)

	Number Sold	% YOY	Average Price	% YOY	New Listings	% YOY	Sales to Listing Ratio	Market	UE %
Saskatoon	567	+2.7	425,852	+4.7	772	-5.2	73	Sellers	6.0 ²
Regina	373	+4.8	351,996	-0.1	483	+2.3	77	Sellers	7.2 ²
Battlefords	59	-16.9	218,650	+2.2	96	+3.2	61	Sellers	5.4 ^{^^}
Moose Jaw	77	+8.5	248,842	-0.2	101	+7.4	76	Sellers	4.0 [^]
Prince Albert	64	-32.6	316,314	+41.7	134	+11.7	48	Balanced	+6.2 [*]
Swift Current	47	-20.3	234,800	+11.4	78	-3.7	60	Sellers	4.0 [^]
Yorkton	69	-9.2	172,278	-26.9	139	+25.2	50	Balanced	3.3 ^{**}

SOURCE: Statistics Canada, Canadian Real Estate Association. This information has been provided by the external sources listed above. Sagen Canada is not responsible for the accuracy, reliability or timeliness of the information supplied by these external sources. This information does not necessarily reflect the views or position of Sagen Canada. Anyone wishing to rely upon this information should consult directly with the source of the information. Notes regarding UE data: 1. Monthly, seasonally adjusted 2.3-months moving average, seasonally adjusted *Prince Albert and Northern